

**Proposed Amendments to the Lincoln Center Redevelopment Plan for the
Block 68 Redevelopment Project**

Section III**Block 68 Redevelopment Project Area**

The Block 68 Redevelopment Project Area is located on the block bounded by 10th, 11th, M, and N Streets, and is comprised of the entire block, including Lincoln Original, Block 68, Lots 4 through 10, Cropsey's Subdivision (of Block 68 Lots 1 thru 3 Original Plat) Lots A through F, and Brock's Subdivision (of Block 68 Lots 11 & 12) Lots A thru F, and the vacated alley, and adjacent right-of-way to the property lines on the north side of N, south side of M, west side of 10th Street, and east side of 11th Street. The goals of this project are to strengthen Downtown Lincoln with the build out of a vacant block into hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln. City support may include acquisition, demolition, and site preparation; utility improvements; street, streetscape, and other right-of-way improvements; façade improvements; parking and related amenities; and, other related public improvements.

Section IV**S. Block 68 Redevelopment Project Area****Revitalization Project Description**

The Block 68 Redevelopment Project Area is located on the block bounded by 10th, 11th, M, and N Streets, and is comprised of the entire block, including Lincoln Original, Block 68, Lots 4 through 10, Cropsey's Subdivision (of Block 68 Lots 1 thru 3 Original Plat) Lots A through F, and Brock's Subdivision (of Block 68 Lots 11 & 12) Lots A thru F, and the vacated alley, and adjacent right-of-way to the property lines on the north side of N, south side of M, west side of 10th Street, and east side of 11th Street (see exhibit IV-152). The goals of this project are to strengthen Downtown Lincoln with the build out of a vacant block into hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln.

City support may include acquisition, demolition, and site preparation; utility improvements; street, streetscape, and other right-of-way improvements; façade improvements; parking and related amenities; and, other related public improvements.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan, and is intended to support the goal of the Downtown Master Plan of creating a 24-hour Downtown. Project improvements correspond to several of the Downtown Redevelopment Goals identified in the Lincoln Center Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment in and downtown Lincoln;
- utilizing an underdeveloped lot and removing blight;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in Downtown;

- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- supporting the vision of a revitalized Downtown as the entertainment core of our city and a regional destination; and,
- supporting downtown business recruitment efforts.

Statutory Elements

The Block 68 Redevelopment Project may involve acquisition, demolition, sales, or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-154 identifies the proposed uses in the project area.

A total of approximately 120 residential rental units are proposed to be constructed within the project boundaries. No units exist within the boundaries today. The Mission Arts Apartments and Lincoln Building Condos are located on adjacent blocks to the north and northwest. The Redevelopment Authority considers this block to be a suitable location for residential units.

Land coverage will be completely altered in the project area with the construction of a combination of new buildings on a block that currently serves as a surface parking lot. The overall project will be of a much higher density than that which exists today.

The existing street system within the project area will not be changed as a result of this project, except for the possible reconfiguration of on-street parking, drop off areas, loading zones, and/or other configurations to accommodate the traffic flow around the development. Any and all changes will be reviewed and approved by the Public Works Department before entering into the redevelopment agreement.

Parking in the adjacent area includes the Center Park (1,061-stall) and Carriage Park (704-stall) public garages. Various on-street parking configurations are on the north, south, and east sides of the project area. The project will rely on both on-street parking stalls and a 500- to 600-stall parking facility constructed on site.

The area is located within the downtown B-4 business zone that allows for a wide range of uses, including the mixed-use development being proposed. Zoning will remain unchanged as a result of this project.

Proposed Costs and Financing

The estimated total cost to implement the private, mixed-use redevelopment is \$45 million. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$5 million, generated from the private developments within the project area.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

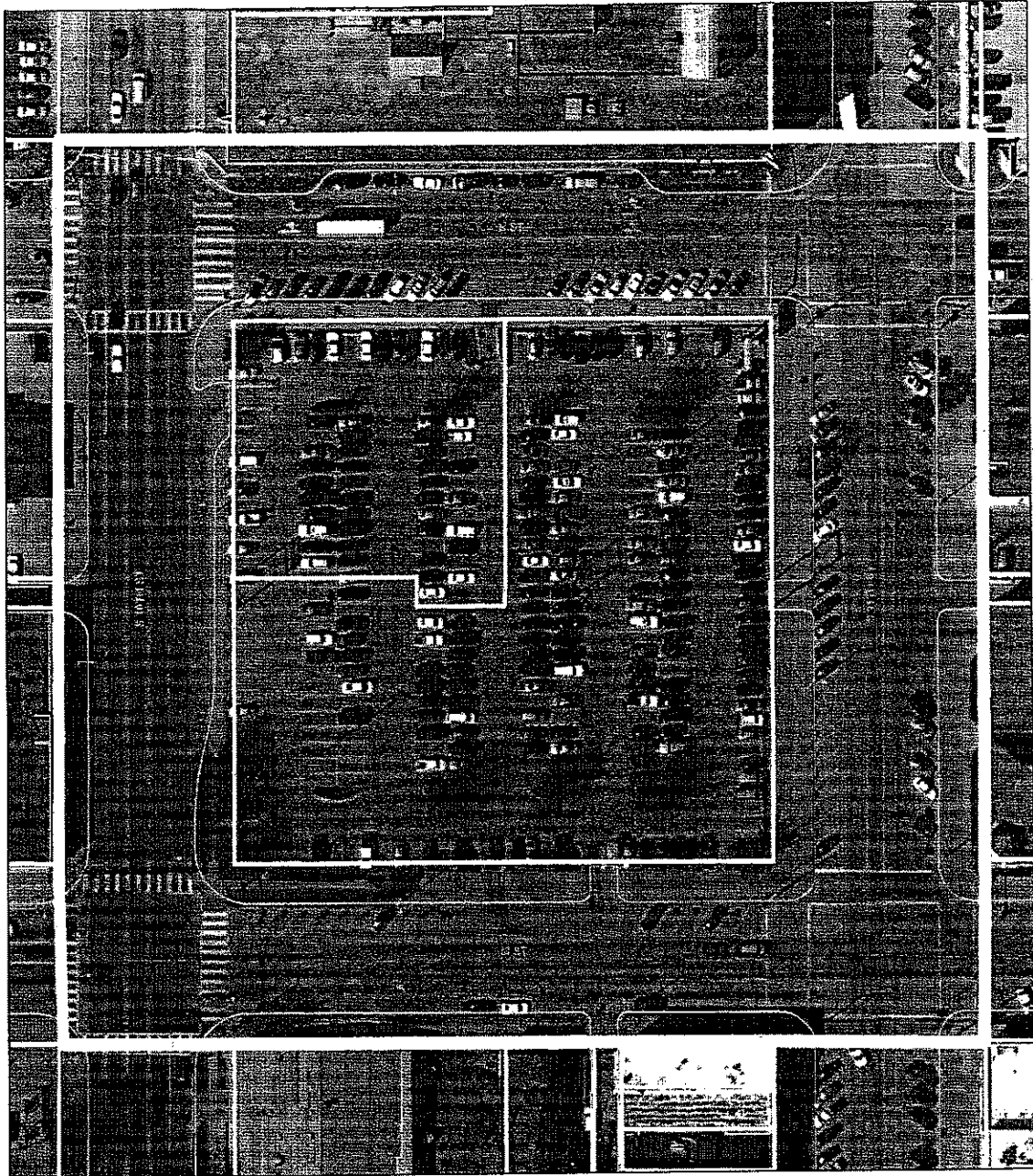


Exhibit - IV - 152

Existing Parcel Layout, (Via Assessors Dept)

— Streets
 □ Project Boundary

Block 68 Redevelopment Plan

Created by:
 The City of Lincoln: UDD
 Created on: 03/24/2009



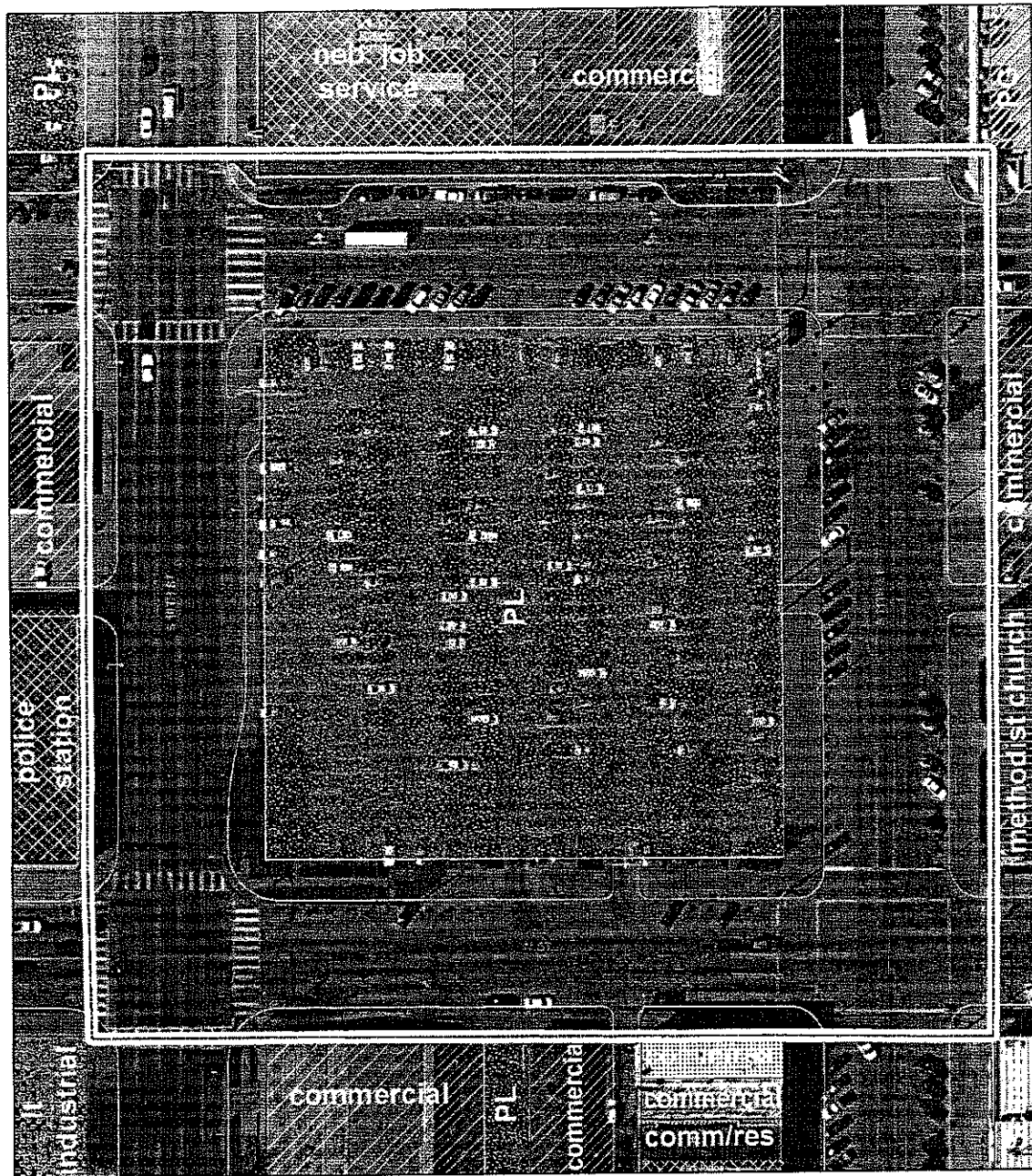
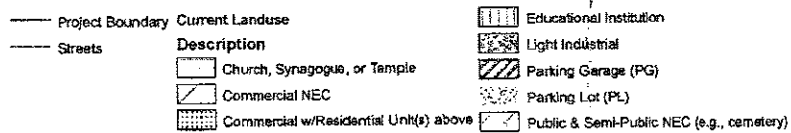


Exhibit - IV - 153

Current Land Use



Block 68 Redevelopment Plan

Created by:
The City of Lincoln: UDD
Created on: 03/24/2009





Lincoln-Lancaster County 555 South 10th Street / Suite 213
Planning Department Lincoln, Nebraska 68508
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

August 14, 2009

TO: Neighborhood Associations/Organizations
Bernie Heier, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 09005**
(Proposed amendment to the Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 09005**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. This proposed amendment adds the "Block 68 Redevelopment Project" including a hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. The Project Area is located on the block bounded by 10th, 11th, M and N Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A copy of the proposed amendment and maps are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, August 26, 2009**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov, or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, August 20, 2009, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association

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Urban Development

Hallie Salem
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Lancaster County Board of Commissioners

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 Planning Department Lincoln, Nebraska 68508
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
 City-County
 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 10, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**
 ("Block 68 Redevelopment Project")

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, September 21, 2009, at 3:00 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "Block 68 Redevelopment Project" including a hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. The Project Area is located on the block bounded by 10th, 11th, M and N Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. You were previously provided with maps and a copy of the proposed amendment.

On August 26, 2009, the Lincoln City-Lancaster County Planning Commission voted 5-3 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in general conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan, except for the "Park Blocks" specification for M Street (Comprehensive Plan Conformance No. 09005: Esseks, Taylor, Larson, Francis and Lust voting 'yes'; Partington, Gaylor Baird and Cornelius voting 'no'; Sunderman absent).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on September 14, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 10, 2009.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Downtown Lincoln Association
 Mark Hunzeker

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, September 4, 2009 AND FRIDAY, September 11, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, September 21, 2009, at 3:00 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan, to add the "Block 68 Redevelopment Project" including a hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. The Project Area is located on the block bounded by 10th, 11th, M and N Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.
2. A resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan amending an existing project known as the "Lincoln Mall Capitol Environs Redevelopment Project", to expand the boundary to include the public rights-of-way of Centennial Mall from the south side of K Street to the mid-point of R Street (previously M Street). The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

Joan Ross
City Clerk